

MINUTES
TAX INCREMENT DISTRICT NUMBER 18 (TID 18)
JOINT REVIEW BOARD
Thursday, September 3, 2015
City Hall, Room 207
3:00 p.m.

1. Roll call

<u> X </u>	Dawn Foeller, City of Green Bay
<u> X </u>	Chuck Lamine, Brown County
<u> X </u>	Andrew Sarnow, Green Bay Area Public School District
<u> X </u>	Bob Matthews, Northeast Wisconsin Technical College
<u> X </u>	Brent Weycker, Citizen Member

Others Present: Kevin Vonck, Wendy Townsend, Kim Flom, Ald. Dave Nennig

2. Election of Chair

K. Vonck asked for nominations for election of Chair.

A motion was made by C. Lamine and seconded by ? to elect Dawn Foeller as Chair. Motion carried.

3. Selection of public member to Board

D. Foeller took nominations for a citizen member to the Board. A motion was made by ? and seconded by C. Lamine to accept Brent Weycker as the citizen member to the Board. Motion carried.

4. Staff report on TID 18: University Avenue Project Plan

TID 18 generally encompasses the parcels along and adjacent to University Avenue between Newtols Street and Curry Lane. The Project Plan identifies potential redevelopment activities, including disbursement of grants and loans as well as the installation, construction or reconstruction of streets, utilities, parks, playgrounds, and other public infrastructure. A copy of the Project Plan is available for review on the City website (greenbaywi.gov) and in Room 200 of Green Bay City Hall.

K. Vonck provided a presentation regarding TID 18 and the University Avenue Project Plan. The University Avenue Corridor Study, which focused on Brownfields and potential redevelopment in that corridor, was completed in 2014. One of the goals outlined in the study is to create a Tax Increment District. In February, the City Council passed a resolution authorizing the RDA to start the process of creating this district. Staff has been working on preparing the plan and is now ready to propose creation of the TID. The TID would go on-line January 1, 2016. The district is about 190 acres,

155 acres is property and the rest is right-of-way. There is a lot of vacancy within the district and opportunity to use the property at a higher and better use. The district boundaries, zoning, and land use were reviewed. Over 50% of the parcels were identified as eligible for rehabilitation or conservation. Creating the district as a rehabilitation or conservation TID was the approach looked at with the purpose to get investment in the district by providing incentives for development. Three sites have been identified as catalyst sites for redevelopment:

- Site A, the University triangle area, which is the gateway coming into the City off of Interstate 43 or Sturgeon Bay Road.
- Site B, the former JBS Packerland Packing site, is 30-plus acres east of the interchange and has been abandoned for quite some time.
- Site C, the former Tillman Nursery site, is identified as a potential site for a hotel, medical facility, or offices.

It is felt that investing in these sites will drive other development in the area. Project costs were identified as part of the plan, but are not intended as a strict budget and rather as an indication of where money could be best spent in this area to generate more increment for the district. The plan includes money to grant loans meant to be used as incentives for specific projects. Other improvements include pedestrian/bicycle facilities, stormwater, and streets. The project costs add up to approximately \$14.8 million. \$11.3 million is budgeted for in the pro forma and details were provided and discussed.

An overview of the process was provided. The next step will be the public hearing at the Redevelopment Authority meeting on Tuesday, September 8, 2015, at 1:30 p.m., which will offer the public an opportunity to provide comments on the plan. The RDA will make a recommendation to the City Council at the October 6 Council meeting. The Joint Review Board will need to meet again the week of October 19 to consider public testimony, a Council resolution, and potential creation of the TID.

K. Vonck noted that State Statute was followed in publishing and sending notices and every property owner received a letter. Those identified as conservation parcels received certified letters.

A motion was made by C. Lamine and seconded by B. Matthews to receive and place on file the staff report on TID 18: University Avenue Project Plan. Motion carried.

5. Set next meeting date and time

The next meeting will be held on Tuesday, October 20, 2015, at 3:00 p.m.

6. Any other matters allowed by law

There being no further business, a motion was made by B. Matthews and seconded by C. Lamine to adjourn. Motion carried.